

For office use:

Tracking No. **48854** BP **5756-A** Fee Received **\$837.00**

Building Permit Amendment

SHORT FORM for Residential Development

1. APPLICANT INFORMATION

Applicant Name(s) **Deborah S. Russell** Daytime Phone **207-867-2463** FAX (if applicable)
Mailing Address **P.O. Box 620** Email (if applicable) **dsrussell13@comcast.net**
Town **Stratton** State **Me** Zip Code **04982**

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation **Coplin P.H.** County **Franklin**
Tax Information (check Tax Bill) Map: **04** Plan: **—** Lot **9, 10, 5, 1, 11** All Zoning at Development Site (check the LUPC map) **D-RS; P-AR**
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:
Road #1: **Appalachian Rd** Frontage **825 +/-** ft.
Road #2: Frontage ft.
Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot:
Waterbody #1: **N/A** Frontage
Waterbody #2: Frontage

3. EXISTING STRUCTURES (Fill in a line for each existing structure)

Previously issued Building Permit BP

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:						
				Road	Property line	Pond	Lake or stream	River or stream	Wetland	Ocean/Tidal waters
③ Dwelling		(32'x50')+(4'x20')	Full basement	300'	200'	N/A				
④ Attached Carport		26'x32'	Slab							
⑤ Attached Garage w/2nd story porch		30'x32'	Slab							
① Boat Shed		10'x32'	posts		47'					
② Garage/Storage Shed		20'x24'	Cement blocks		90'					
⑥ Gazebos/Platforms		(12'x24')+(6'x5')	N/A		200'					

4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply)									Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:						
	New structure*	Reconstruct*	Expand	Relocate*	Remove	deck/porch	Enclose	Permanent foundation*	Change dimensions or setbacks		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters	
3) Snowmobile Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12'x26'	300'	200'	N/A				
7) Screened Porch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12'x22'	250'						
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								

* Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:

- a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:

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- b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property? ☐ YES ☐ NO N/A
 If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal? ☐ YES ☐ NO
 If YES, provide the date the structure was damaged, destroyed or removed:

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

N/A

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area							
Filled/disturbed area							

6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)

Buffering in Prospectively Zoned Areas. Is your property located in one of the following Prospectively Zoned Plantations or Townships? ☐ YES ☒ NO

Adamstown Twp. Dallas Plt. Lincoln Plt. Magalloway Plt.
 Rangeley Plt. Richardsontown Twp. Sandy River Plt. Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Standard Minimum Required:	Width of Vegetated Buffers				Subdistrict Boundary (If D-ES or D-CI)
	Road	Side Property Line	Rear Property Line		
	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet		50 feet Buffer to other Subdistricts
This property:	_____ feet	_____ feet	_____ feet		_____ feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name (if applicable)	Daytime Phone	FAX (if applicable)
Mailing Address		Email (if applicable)
Town	State	Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, The Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection")

☒ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) Deborah S. Russell

Date 4/25/16

Date _____

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CONDITIONS OF APPROVAL FOR AMENDMENT A TO BUILDING PERMIT BP 5756

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. Structures authorized under this permit, as well as filled and graded areas and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in the tables in Sections 3, 4 and 5 and approved by this permit.
3. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
4. All construction debris and other solid waste must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
5. Soil disturbance must not occur when the ground is frozen or saturated. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
6. All areas of disturbed soils shall be reseeded and mulched. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
7. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
8. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
9. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
10. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program.
11. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. In addition, all conditions of any Subdivision Permit authorizing the creation of the permittee's parcel as they pertain to said parcel shall remain in effect.

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

LUPC AUTHORIZATION (for office use)

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval above, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.


LUPC Authorized Signature: Sara L. Brusila, Regional Representative

May 5, 2016
Effective Date

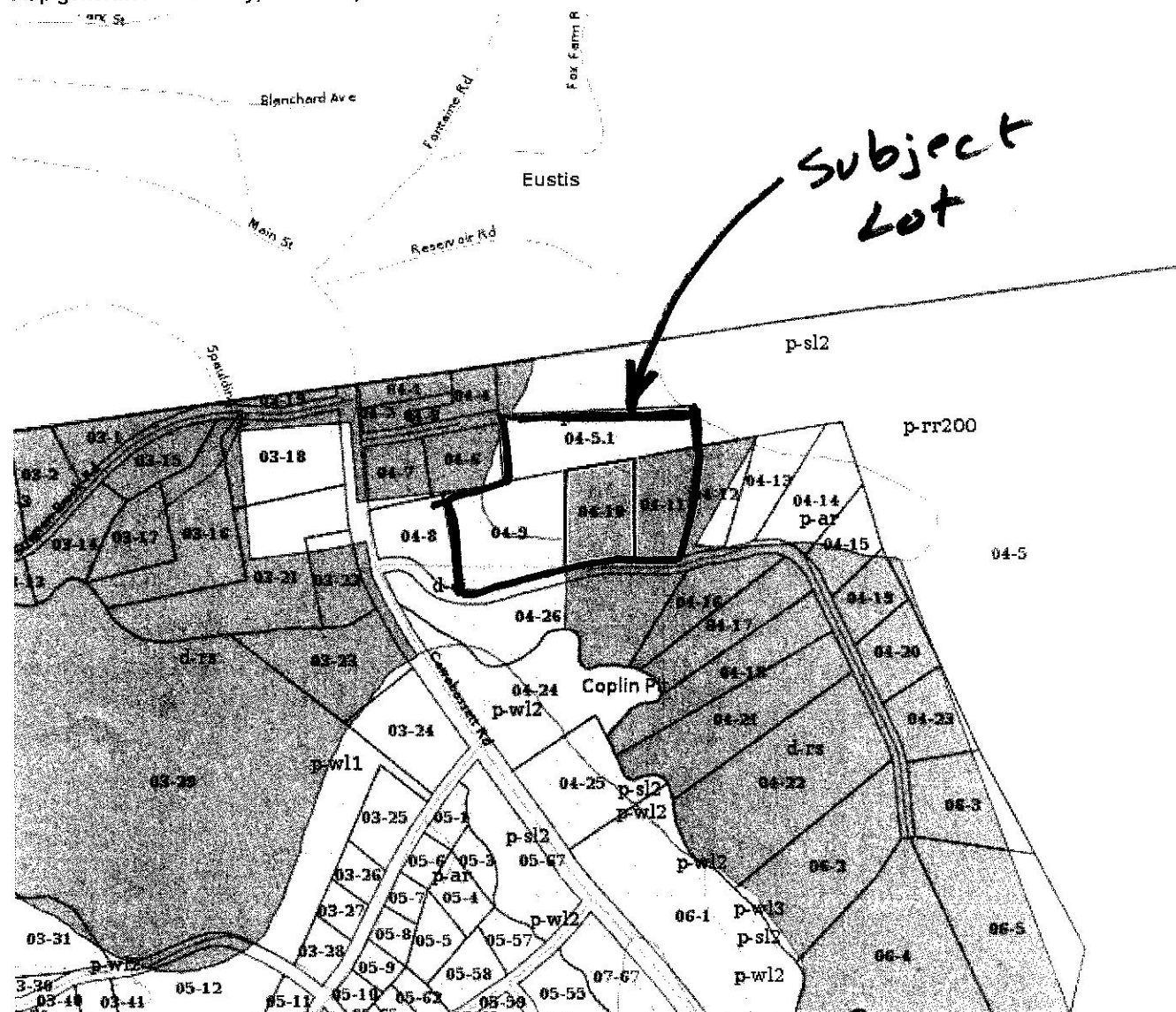
Location Map

BP 5756-A
Deborah Russell

Maine Department of Agriculture, Conservation and Forestry - Land Use Planning Commission

Zoning and Parcel Viewer

Map generated: Thursday, March 24, 2016



0 520 1040 1560 2080 2600 ft

Parcel number	Town/Geocode	Town Code	Plan	Lot	Zones Intersected	LUPC Region	Contact number
1	Coplin Plt/07040	FRP01	04	10	d-ci, d-rs, p-ar	RANGELEY	(207) 670-7492

BP 5756-A
Ex. C - Site Plan

CERTIFICATION

I HEREBY CERTIFY TO RESIDENTIAL MORTGAGE SERVICES AND THE TITLE INSURER, THEIR SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR THAT THIS PLAN DEPICTS THE RESULT OF A CURRENT EXAMINATION OF THE PREMISES DESCRIBED IN BOOK 1667 PAGE 36 & BK 941 PG. 37 * OF THE COUNTY REGISTRY OF DEEDS AND THAT ALL EASEMENTS, ENCROACHMENTS AND BUILDINGS ARE LOCATED ON THE GROUND AS SHOWN THEREON. * SEE ALSO BK. 1519 PG. 325, BK. 1519 PG. 360 AND BK. 1514 PG. 255 THE IMPROVEMENTS ON SUBJECT PREMISES DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD HAZARD AND FLOOD WAY MAPS FOR THE MUNICIPALITY.

OUR INQUIRY INDICATES THAT MUNICIPALITY IS NOT MAKING SPECIFIC ALLEGATIONS THAT THE SUBJECT PREMISES VIOLATES ANY PROVISION OF THE LOCAL ZONING ORDINANCES.

Erk Lochmann
ERK LOCHMANN
PROFESSIONAL LAND SURVEYOR,
PLS 2223
DATE
FEBRUARY 3, 2015

NOTE

- 1) THIS PLAN DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY OF THE SUBJECT PREMISES. THE SOLE PURPOSE IS TO SHOW THE RELATIONSHIP OF THE BUILDINGS AND OTHER MAJOR IMPROVEMENTS TO THE APPROXIMATE BOUNDARY LINES.
- 2) THIS SKETCH IS LIMITED TO THE BENEFIT OF RESIDENTIAL MORTGAGE SERVICES AND ITS TITLE INSURER.

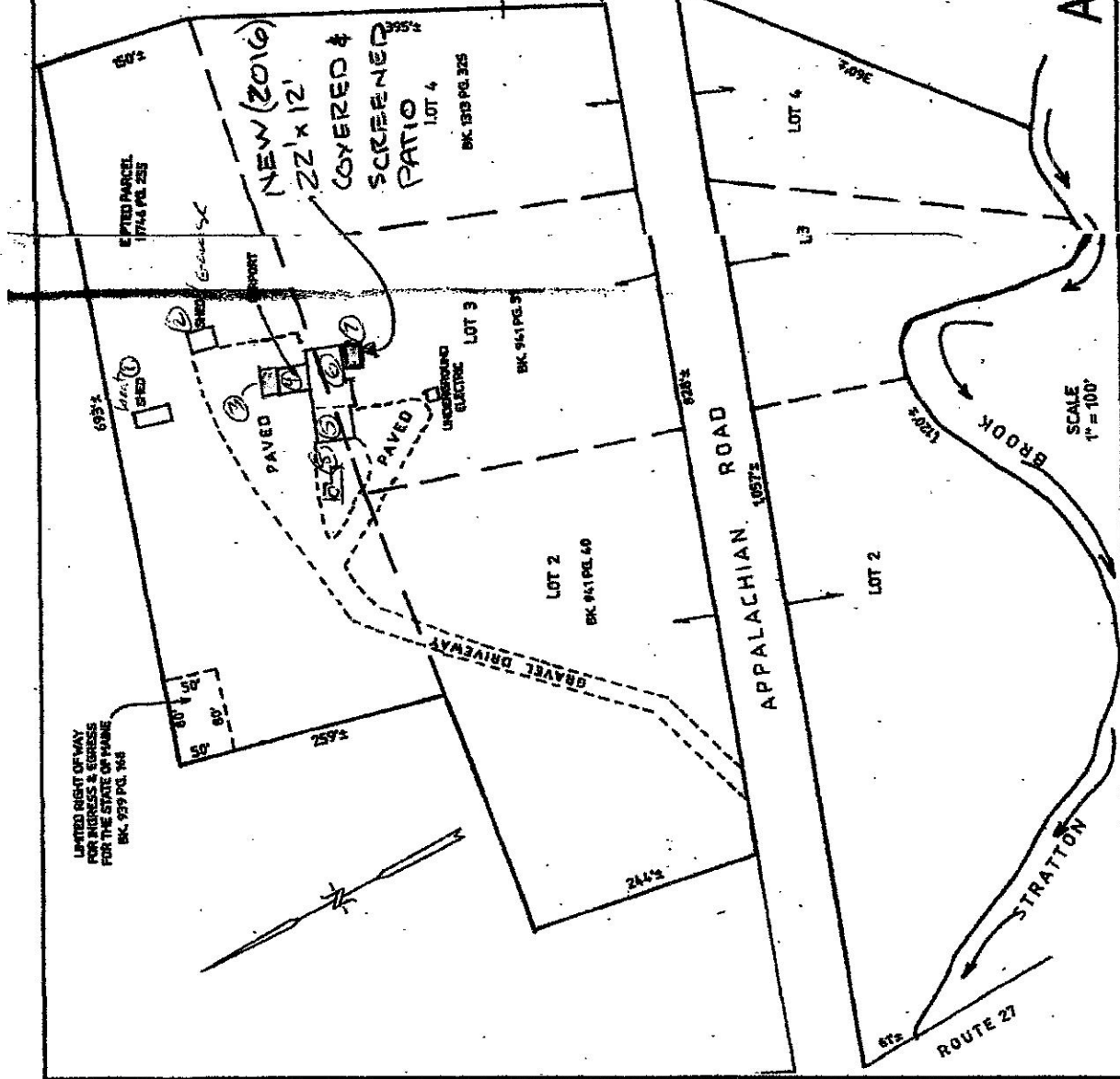
MORTGAGE CERTIFICATION SKETCH

OF LAND OF
ANGIE LABONTE
TO BE CONVEYED TO
DEBORAH S. RUSSELL

CORLIN P.L.T. 2 14 APPALACHIAN ROAD 3 MAINE
FRANKLIN COUNTY 3

BY

ACME LAND SURVEYING, LLC



--- = proposed Structures